



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: Historic Preservation Committee

From: Sandy L. Baily, Director of Special Projects *SB*

Subject: North 40 Specific Plan - Historic Resources

Date: May 21, 2014

BACKGROUND

The Town of Los Gatos has drafted the North 40 Specific Plan (N40 SP) to implement the Town of Los Gatos General Plan and to plan comprehensively for future development in the Specific Plan area. Once adopted, the Specific Plan will be a regulatory tool that the Town will use to guide future development. The Town Council established the following vision statement for the Specific Plan Area:

The North 40 reflects the special nature of our hometown. It celebrates our history, agriculture heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

The Specific Plan Area is bounded by Los Gatos Blvd. to the east, Highway 17 to the west, Lark Avenue to the south, and Highway 85 to the north. It encompasses approximately 44 acres. The area consists of commercial developments along portions of Los Gatos Blvd., pockets of existing residential uses along Los Gatos Blvd. and within the Specific Plan area along Bennett Way and Burton Road, and former agriculture uses contained in the area's interior.

As part of the Draft Environmental Impact Report (DEIR) for the project, Architecture and Preservation consultant Carey and Company conducted a historic resources survey of the N40 SP area and prepared a historic resources technical report (Exhibit 1). The purpose of this technical report is to identify and evaluate all historically significant resources that currently exist within the N40 SP Area. This information is then used to evaluate the project's impacts for inclusion in the DEIR, and to guide planning for future development.

The draft N40 SP was drafted based on a wide array of recommendations made by the N40 Advisory Committee in response to the Council's vision and direction for the North 40 through a public process. The draft N40 SP will be sent to the Planning Commission and then the Town Council for separate review and action as required by Town Code with a recommendation and/or comments from the Historic Preservation Committee in regards to the existing historic resources within the N40 SP area.

The latest draft of the N40 SP is available for review on the Town's website at www.losgatosca.gov/NorthForty. The draft N40 SP is silent regarding the future of the existing structures. It is assumed that the majority if not all of the existing residential structures and out buildings and some of the older commercial buildings will be demolished. In regards to the history of the N40 Specific Plan Area, Section 1.1 of the draft N40 SP includes a statement that the creation of the new neighborhood will incorporate the site's unique agriculture characteristics. In addition, Section 3.1, Policy DG7 of the draft Plan states that the architecture and landscape shall be designed to reflect the historic and architectural heritage of the site and the Town of Los Gatos.

REMARKS

The role of the HPC is to review the historic information discussed below and in Exhibit 1 and to provide a recommendation to the deciding body regarding the historic resources within the Specific Plan Area. Since this is the Town's Specific Plan which encompasses numerous properties under various ownership and is not a specific development application, at this time the Committee only has an opportunity to base their recommendations on the preliminary information provided.

If the Plan is adopted, during the Architecture and Site approval process for the various phases of the development, the Committee will have an opportunity at that time to review structural reports and other information for any resource that the Committee and/or the deciding body determines to have historic or potential historic significance and to make a recommendation to the deciding body. For any historic structure that is proposed for demolition, the required findings will need to be made for the demolition which includes the finding that the preservation of historically or architecturally significant buildings or structures was considered.

A. Historic Resources

The majority of the structures within the N40 SP area would not be eligible for listing as historical resources on the national, state, or local registries. The structures which had potential historic value were analyzed for their potential to qualify for inclusion as a registered historic resource. It is important to note that the consultant analyzed the properties using the National Register/State criteria for determining the age of an historic structure which is at least 50 years old. This age requirement is younger than the Town's requirement which is anything built prior to 1941, and therefore, more buildings were included in the historic analysis.

To be considered "historic," a property must have three essential attributes: sufficient age, a relatively high degree of physical integrity, and historic significance. Historic significance is the importance of a property to the history, architecture, archeology, engineering, or culture of a community. Significance may be on a local, State, or national level and can be achieved in the following ways:

- Criterion A. Association with events that have made a significant contribution to the broad patterns of history.
- Criterion B. Property is associated with the lives of persons significant in our past.
- Criterion C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- Criterion D. Property has yielded, or is likely to yield, information important in prehistory or history.

In regards for the consideration of a creating historic district, the National Register uses the following criteria:

- A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

B. Technical Report

No resources were found eligible for the National Register. The technical report (Exhibit 1) identifies six buildings or a group of buildings and the walnut orchard as potentially eligible for listing on the California Register of Historic Resources at a local level of significance as contributors to a potentially eligible district, due to the properties' association with the Santa Clara Valley's former fruit industry. These properties have a status rating of 3CD or 3CS which is defined below. Four of the buildings are listed in fair condition and two are listed in good condition. All buildings have some level of modification affecting their historic integrity. The walnut orchard, which encompasses approximately 27 acres, has been replanted, reconfigured and reduced in size as development has encroached on all sides. Below are two tables summarizing the findings in the technical report. The technical report identifies two buildings or a group of buildings that are eligible for local designation which have a status rating of 6Z which is defined below. The following table notes the properties that are eligible as a State or local historic resource. The Status Codes noted in the table are defined as follows:

- 3CD – Appears eligible for California Register (CR) as a contributor to a CR eligible district through a survey evaluation.
- 3CS – Appears eligible for CR as an individual property through survey evaluation.
- 6Z – Found ineligible for National or California Register through survey evaluation.

POTENTIALLY ELIGIBLE AS A STATE OR LOCAL HISTORIC RESOURCE

Address	APN	Use	Estimated Year Built*	Overall Historic Status Code	Integrity	Contributor to Potential District
16399 Lark Ave	424-07-100	House	1910-1939	3CD	Fair	Yes
14823 LG Blvd	424-07-065	House and out buildings	1930-1932	6Z	Little	No
14849 LG Blvd	424-07-064	House Cottage Detached garage	1910-1920 1910 NA	3CD	Good Good Good	Yes
14917 LG Blvd	424-07-081	Cottage Green cottage	1930 1930	6Z	NA NA	No No
14917 LG Blvd 14919 LG Blvd	424-07-082	Red Barn House	1920 1920-1940	3CD	Fair Fair to poor	Yes Yes
14975 LG Blvd	424-07-084	House Garage	1920-1931 NA	3CD	Fair Fair	Yes Yes
15111 LG Blvd	424-07-100	House Garage/out buildings	1920 NA	3CD	Fair Fair	Yes Yes
	424-07-081 424-07-082 424-07-083 424-07-094 424-07-095 424-07-100	Walnut Orchard	Early 1900's	3CS	Sufficient	Yes

*Date range is based on County Assessor date records and the date noted in the Technical report

PRE-1941 STRUCTURES NOT ELIGIBLE AS A STATE HISTORIC RESOURCE

Address	APN	Use	Estimated Year Built*	Overall Historic Status Code	Integrity
16483 Lark Ave	424-07-100	House	1940	6Z	Some
16391 Bennett Way	424-07-024	House	1937-1945	6Z	Some aspects
16425 Bennett Way	424-07-026	House	1927-1945	6Z	Very little
16435 Bennett Way 16439 Bennett Way	424-07-027	House House	1940-1945 1940-1945	6Z 6Z	Some Some
16418 Bennett Way	424-07-031	House	1930-1945	6Z	Some aspects
16394 Bennett Way	424-07-034	House	1937-1945	6Z	Few aspects

*Date range is based on County Assessor date records and the date noted in the Technical report

PRE-1941 STRUCTURES NOT ANALYZED IN THE TECHNICAL REPORT

Address	APN	Use	Estimated Year Built	Overall Historic Status Code	Integrity
16418 Bennett Way	424-07-031	Cottage	1930	NA	NA
16402 Bennett Way	424-07-032	House	1930	NA	NA
16270 Burton Rd	424-07-052	House	1940	NA	NA
14955 Los Gatos Bl	424-07-083	House	1937	NA	NA
		House	1938	NA	NA
15043 Los Gatos Bl	424-07-086	Commercial	1933	NA	NA

CONCLUSION:

Staff is seeking recommendations from the HPC on the items listed below. It is critical that the Committee identify any resource(s) which they believe has historic significance or potentially historic significance which should be considered to be retained to assist the deciding body in their review of the Draft N40 SP.

1. Identify any structures that should be retained as an historic resource.
2. Identify any structures that need further evaluation as they have the potential to be retained as an historic resource.
3. Identify any structures where the required demolition historic finding could be made, based on the information provided, if a demolition was requested in the future.
4. Consider whether or not there is justification to retain the orchard properties as an historic resource.
5. Consider whether or not there is justification to create an historic district.
6. Consider whether or not an interpretative center should be established on the site regarding the agricultural history.
7. If structures were to be retained, could they be relocated? If yes, should they be relocated on site and/or elsewhere?
8. Other comments or suggestions.

Exhibit

- North 40 Specific Plan Historic Resources Technical Report

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